

CHECKLEY

PARISH COUNCIL

Checkley Parish Council
Agenda for Checkley Parish Council
Tuesday 7 July 2026 – 7:15pm
Greatwood Hall

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

Present

Chairman Akerman, VC Pearce, Cllr Stubbs, Cllr S Buckley, Cllr S Buckley, Cllr Wilkinson, Cllr Flunder, Cllr Hulme

Kathryn and Allana – Nature in your Neighbourhood

Members of the public - 2

Item	Description
1	Apologies – To receive apologies for absence County Cllr Gary Bentley
2	Declarations of Interest and Dispensations (from agenda) – Councillors must declare any personal or prejudicial interests in items on the agenda and their nature, and leave the room for the relevant items. Cllrs Flunder, Wilkinson and Hulme – SMDC Planning committee Cllrs Akerman, G Buckley – Tean Youth Club Cllrs Stubbs, Akerman, G Buckley, S Buckley, Flunder – Events committee
3	Minutes: to consider for accuracy and to approve the minutes of the last meeting: June 2026 Proposal – Cllr Pearce Seconder – Cllr Stubbs Unanimous
4	Public Participation Kathryn and Allana from Staffordshire Wildlife Trust gave an update on the nature in your neighbourhood project. 12 months of surveys have taken place and now the Parish Council needs to decide what plant species etc were to be managed for the two site of Jubilee Park and Well Meadow Gardens. A suggested from the SWT was to include some no mow areas to the Well Meadow gardens. They would provide a report to guide the Parish Council manage these areas in the future. Cllr Hulme Arrived 19:30
5	County and District Councillor reports to include reports from representatives attending outside meetings. to update Council with any relevant information. Cllr Wilkinson – gave a report on the LGR and he was under the impression that results would be available before the summer recess. Cllr Wilkinson reported that the next planning committee was the 23.07.2026

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	Cllr Flunder gave a report on the assisted bin collections, if anyone has an assisted bin collection and are having difficulties please contact their district councils.
6	Planning Applications and related planning issues from the planning coordinators – See appendix Cllr G Buckley had submitted the responses to the applications (see bottom of the minutes) Cllr Wilkinson expressed concern that there were many planning applications outstanding and he was pursuing an answer to this situation. Cllr G Buckley would provide the Clerk with a list to chase outstanding historic applications with SMDC.
7	Cllr Wilkinson to propose a motion that Checkley Parish Council oppose the changes in the planning and infrastructure bill which stops local District and Borough Councillors from calling in Planning applications for scrutiny. Cllr Holmes and Chairman Herdman from Forsbrook Parish Council had given apologies for not attending but wanted it minuting that they were in full support. Cllr Wilkinson explained that the new bill splits the applications into schedule one and two. Schedule one applications (minor) will be delegated to officers. SMDC are in special measure for major applications (schedule two) Delegated power will go to officers from 31.10.2026 This is an erosion of democracy, and it is does sit with the devolution agenda. There is no come back or accountability for planning officers who make bad decisions. Clerk would write to SPCA and ask that it is circulated to Parishes and other outside agencies (motion detailed below in the minutes) Seconded – Cllr Flunder Vote - Unanimous

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8	Gorsty Hill hedge update – no update at the moment
9	PCSO changes and impacts and to consider writing to the Police and Crime Commissioner to express concerns. Proposal by Chairman Akerman Seconded Cllr Wilkinson Clerk to send an email to Ben Adams regarding the Parish Councils concerns.
	Hanging basket list and procedures – circulated by email
10	Accounts/ Finance: to consider/approve a) July accounts for approval – Unanimous agreed to accept b) Bank Reconciliation (previously circulated by email and available on the web site.
11	LGR Updates Mutual Ventures the consultants for SMDC are carrying out the workshops.
12	Village Halls Chairman Akerman gave an update on GWH – the charity shop had made £454 in the past week. The shop had now opened on Saturday. A sale was now taking place. The homeless shelter has also benefitted. Equal base (disability charity) had been volunteering. Cheadle CATS had booked the dates for a number of shows. A hedgehog had been released within the grounds. Cllr Wilkinson gave an update on Hollington Village Hall – The claim form for the tarmac grant has been submitted. Bristol Maritime academy had booked some space and were undertaking some water safety training. There is a flower festival and an Elvis tribute doing gospel music in the Church. Cllr Flunder gave an update on Checkley Village Hall – no updates
13	Youth Club

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	Chairman Akerman – numbers were 34 children, a world cup sweepstake had taken place and penalty shoot outs. A pride event had taken place which was successful. The YC breaks up for the summer on 17.07.2026
14	Events committee updates Cllr S Buckley have an update on the events committee consisting of a date for the beginning of September event. The committee had reviewed the previous event for lessons learnt. The Christmas event was scheduled for 28 th November. Next meeting 22.10.2026 6pm GWH
15	Asset Acquisition updates Nothing had been received and the Clerk would chase this again. Cllr G Buckley asked for a timeline, Cllr Flunder would chase this.
16	Highways Cllr Wilkinson reported that the tree was fallen on the Hollington Road was not dealt with efficiently by SCC or Police. Clerk would email to SCC and Police to express concerns. Cllr Wilkinson asked the Clerk to ask about the protocol for response times for these types of incidents. NB This was on the farm that Colin Pearce tenants, so he declared an interest.
17	Items for the next agenda 22nd September 2026 LGR updates

Meeting ended 21:05 hours



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Application number: DOC/2026/0063

Application type: Discharge of conditions

Proposal: Discharge of Conditions 3, 4, 5, 9 and 11 in relation to SMD/2025/0412

Site address: Daisy Bank Farm, Uttoxeter Road, Upper Tean, Staffordshire, ST10 4LJ

COMMENTS:

Checkley Parish Council has reviewed the submitted details to discharge Conditions 3, 4, 5, 9 and 11 attached to planning permission SMD/2025/0412 (erection of 55 dwellings with associated infrastructure and landscaping at Daisy Bank Farm, Uttoxeter Road, Upper Tean).

The Council notes this is a discharge-of-conditions application relating to a major residential scheme where development has already commenced. The submitted package comprises exterior material specifications, external/street lighting design, OpenReach fibre proposals, a Drainage Management Strategy (Rev 3), and a Landscape Management Plan (Rev B), together with associated layout and general arrangement drawings.

Consultation timeframe

The application was received on 10/06/2026 and validated on 15/06/2026, but the principal technical documents were not published to the portal until 17/06/2026. The statutory consultation period closes on 08/07/2026. Checkley Parish Council understands that discharge applications are commonly subject to shorter consultation periods than full planning applications; nevertheless, the late availability of the substantive documents has materially compressed the time available for parish review. The Council requests that SMDC take this into account in its assessment and ensure consultee comments lodged at the close of the period are given due weight.

Condition 3 - Materials and hard surfacing

The proposed specification (Wienerberger Cassandra Multi facing brick, Russell Bute concrete roof tiles, artstone heads/cills, and black uPVC rainwater goods/fascias with white casement

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windows) appears capable of delivering a consistent estate appearance. The Parish Council requests that:

- all external materials and finishes are implemented exactly as specified across all house types and plot frontages, with no ad-hoc substitutions;
- brick and roof tile samples are made available on site prior to bulk procurement; and
- hard surfacing materials respect the rural edge-of-settlement character of Upper Tean and do not result in overly urban or reflective finishes when viewed from the A522 and adjoining countryside.

Condition 4 - External lighting

The street lighting layout (SHD2655) includes a dimming regime reducing output overnight, which the Parish Council welcomes in principle. Subject to technical approval, the Council requests that the scheme is conditioned to ensure:

- full compliance with Staffordshire County Council street lighting policy and relevant British Standards;
- lighting columns and luminaires are located and specified to minimise glare, overspill and sky glow affecting adjoining properties, the open countryside and local wildlife;
- lighting levels are appropriate for a residential estate without excessive brightness; and
- the final installed scheme matches the approved design with no unapproved substitutions of luminaires or control gear.

Condition 5 - Broadband

The OpenReach fibre network proposal is noted. The Parish Council supports delivery of full-fibre infrastructure to all dwellings and requests confirmation that the installed network will serve the whole development and is coordinated with highway and drainage works.

Condition 9 - Management company (unadopted roads, parking areas and private drives)

The Drainage Management Strategy Rev 3 sets out grounds, drainage and paving maintenance responsibilities, annual specialist drainage surveys/desilting, and a sinking fund for major repairs. The Parish Council supports the principle of long-term management but requests that:



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- the identity, contact details and appointment of the management company (or equivalent estate management vehicle) are clearly defined and made available to SMDC before discharge;
- routine drainage maintenance (gullies, permeable paving, attenuation features and associated landscaping) is legally secured for the life of the development; and
- arrangements interface properly with Staffordshire County Council regarding access from the A522 and any adoptable highway/drainage elements.

Condition 11 - Landscape and management plan

The Landscape Management Plan provides for hedge and tree establishment/replacement, wildflower meadow management, BNG-related maintenance for 30 years, and frontage hedge height control (maximum 1.2m). The Parish Council requests that:

- landscape works are implemented in accordance with drawings 7812.01B-7812.08A and the management plan;
- failed planting, including wildflower areas, is replaced in the next planting season as specified;
- hedge and tree maintenance respects bird nesting season restrictions; and
- long-term management obligations (including BNG areas) are binding on successors in title and adequately resourced.

Construction site management (outside this discharge application)

Checkley Parish Council wishes to record a concern that is separate from the specific conditions now submitted for discharge. Since development commenced at Daisy Bank Farm, councillors and residents have observed construction traffic leaving the site without effective wheel washing, resulting in mud and debris on Uttoxeter Road/the A522 and giving rise to highway safety and amenity concerns within the parish. The Council understands that such matters would normally be controlled through construction-phase conditions and site management arrangements attached to the parent permission SMD/2025/0412, rather than through this discharge application. Nevertheless, the Council requests that SMDC and Staffordshire County Council Highways review current site operations and take appropriate action to ensure a suitable wheel-washing facility is provided, maintained and used at all construction exits, and that the public highway is kept clear of mud and sediment.

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Recommendation

Checkley Parish Council raises no objection in principle to the discharge of Conditions 3, 4, 5, 9 and 11, subject to the matters above being satisfactorily addressed and, where necessary, secured by condition or legal agreement. The Council further requests that SMDC ensures Staffordshire County Council Highways and drainage teams are satisfied regarding access, estate roads, drainage maintenance and external lighting before formal discharge is granted.

URL to application details:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=183717>

Application number: NMA/2026/0015

Application type: Non Material Amendments

Proposal: Non Material Amendment in relation to SMD/2025/0229

Site address: Land off Quarry Bank, Hollington, Staffordshire, ST10 4HS

COMMENTS:

Checkley Parish Council has reviewed application NMA/2026/0015, which seeks a non-material amendment to reserved matters permission SMD/2025/0229 (two dwellings on land off Quarry Bank and Main Road, Hollington, granted 04/07/2025).

The proposed amendments comprise removal of stone quoins and replacement of stone lintel/header details with arched brick headers to the external elevations of Plots 1 and 2. The submitted elevation drawings (1908-AL14D to AL17F and AL34G to AL38F) otherwise retain the approved dwelling form, materials palette (Vandersanden Old Farmhouse brickwork, Staffordshire Blue/Grey plain roof tiles with integrated photovoltaic panels, and timber-effect uPVC windows and doors), and general layout of the scheme.



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The Parish Council considers that these revisions appear minor in nature and relate principally to architectural detailing rather than to an increase in scale, massing or built form. The amended brick detailing is considered capable of maintaining a traditional Moorlands appearance and should not, in itself, materially harm the character and appearance of the area or the amenities of neighbouring properties, subject to satisfactory implementation.

The Council notes the inclusion of external stainless steel up-and-down LED light fittings shown on Plot 1 elevations and requests that any approved lighting is specified and installed to minimise glare and overspill towards adjoining properties and the open countryside.

Recommendation

Checkley Parish Council raises no objection to the non-material amendment, subject to:

- Condition 1 of SMD/2025/0229 being updated to reflect the amended approved drawings listed in the application; and
- external materials and lighting being implemented in accordance with the submitted elevations and material specifications.

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NOTICE OF MOTION – Checkley Parish Council

Proposed by: Cllr Wilkinson

Motion: Planning and Infrastructure Bill – Removal of Local Member Call-In Rights

This Council notes that:

1. The Government’s proposed Planning and Infrastructure Bill contains provisions which may significantly reduce or remove the ability of elected District and Borough Councillors to “call in” planning applications for determination by a Planning Committee.
2. The existing call-in process provides an important democratic safeguard, enabling locally elected representatives to ensure that planning applications raising significant public concern, complex planning issues, or matters of local importance are subject to public scrutiny and transparent decision-making.
3. Planning Committees play a vital role in maintaining public confidence in the planning system by allowing elected Members to debate applications in public and consider the views of local residents, parish councils and other stakeholders.
4. Restricting the ability of elected Councillors to refer applications to committee risks increasing the number of decisions determined solely under delegated powers by planning officers, thereby reducing democratic accountability and local representation within the planning process.
5. Parish Councils are the closest tier of government to local communities and rely upon an open and transparent planning system where significant applications can be publicly scrutinised by elected representatives.

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This Council believes that:

1. Local democratic accountability must remain at the heart of the planning system.
2. Residents should continue to have confidence that planning applications affecting their communities can be subject to public debate where appropriate.
3. The removal or significant restriction of local member call-in rights would weaken local democracy and reduce opportunities for meaningful community engagement in planning decisions.
4. Decisions which have a substantial impact upon local communities should remain capable of being considered by publicly accountable Planning Committees.

Accordingly, Checkley Parish Council resolves to:

1. Formally oppose any provision within the Planning and Infrastructure Bill which removes or significantly restricts the right of elected District and Borough Councillors to call planning applications before a Planning Committee.
2. Write to the Secretary of State for Housing, Communities and Local Government expressing the Council's concerns regarding the democratic implications of these proposals.
3. Write to the local Member of Parliament requesting that they oppose any measures which diminish local democratic oversight of planning decisions.
4. Forward a copy of this resolution to Staffordshire Moorlands District Council, Newcastle-under-Lyme Borough Council, the Staffordshire Parish Councils Association, the National Association of Local Councils (NALC), and neighbouring parish councils for information and support.
5. Request that the Government retains robust mechanisms for elected Members to ensure planning applications of local significance are subject to public scrutiny and democratic decision-making.

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Signed:

Cllr Wilkinson
Checkley Parish Council